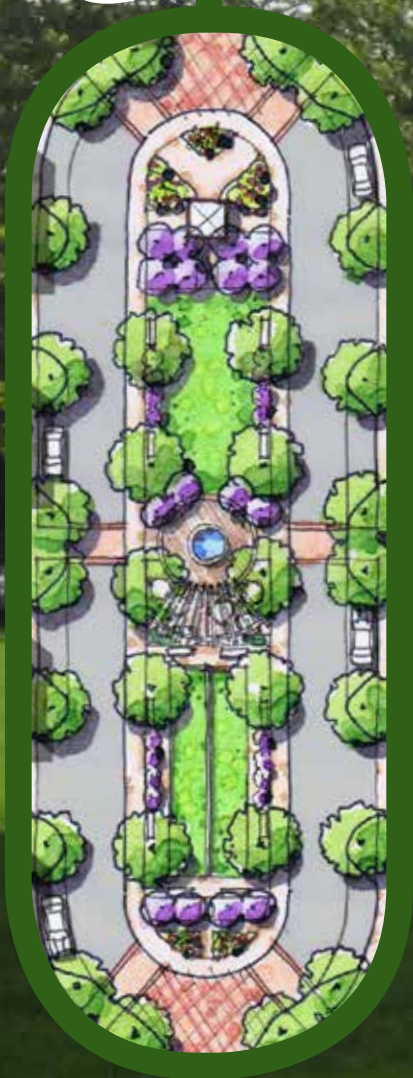


meet
me
at
the
park”



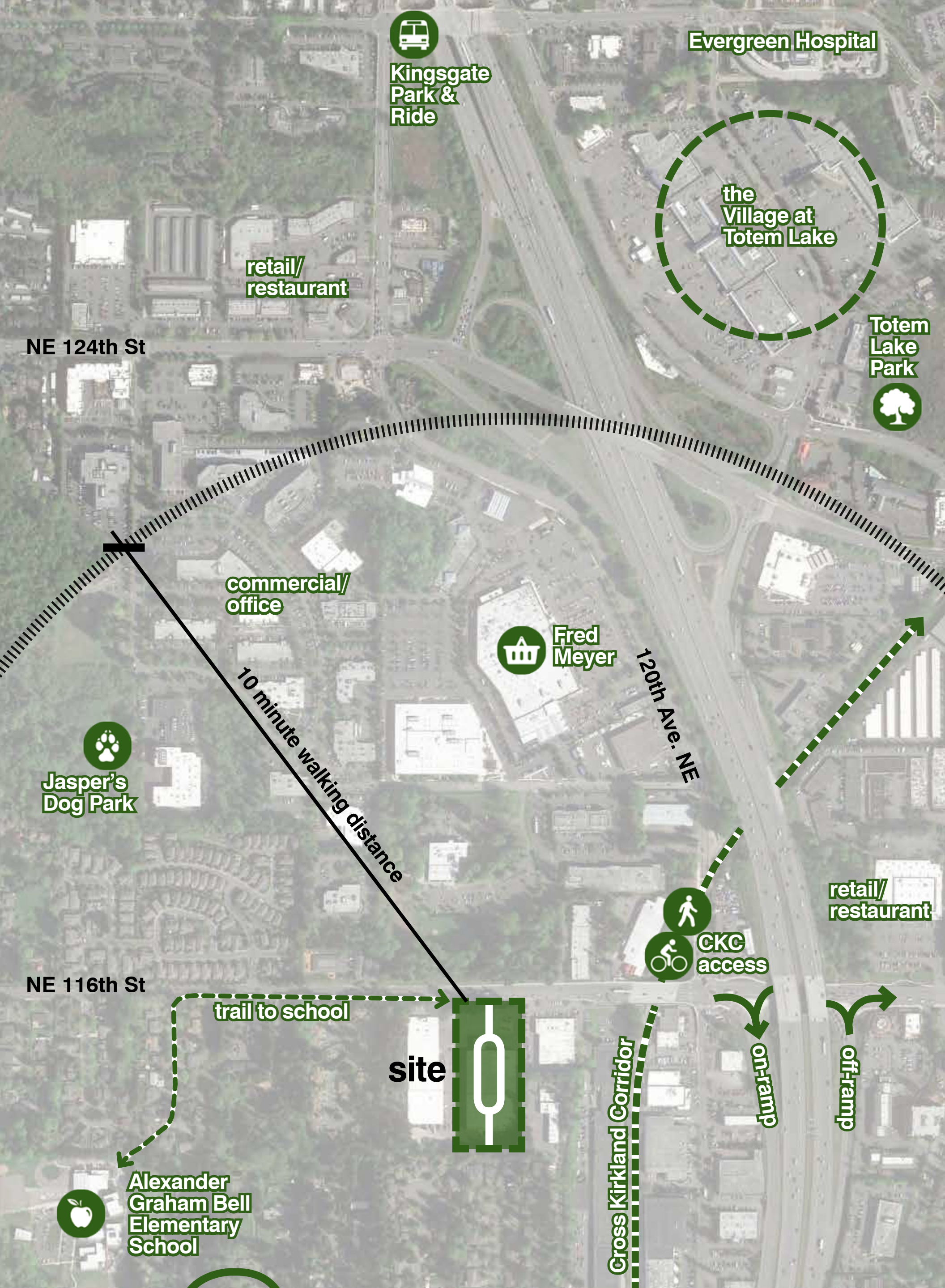
project goals:

create a premium townhome development with a strong sense of community that harmonizes with the existing context, while setting the tone for future projects in the area.

create a neighborhood focal point, an amenity that can be enjoyed by every member of the community on a daily basis as they leave for the day, arrive home, grab the mail, go for a stroll, play with their children, or fire up the shared bbq to have a picnic with a neighbor.

create a premium urban community with exciting homes for buyers at all stages of life.

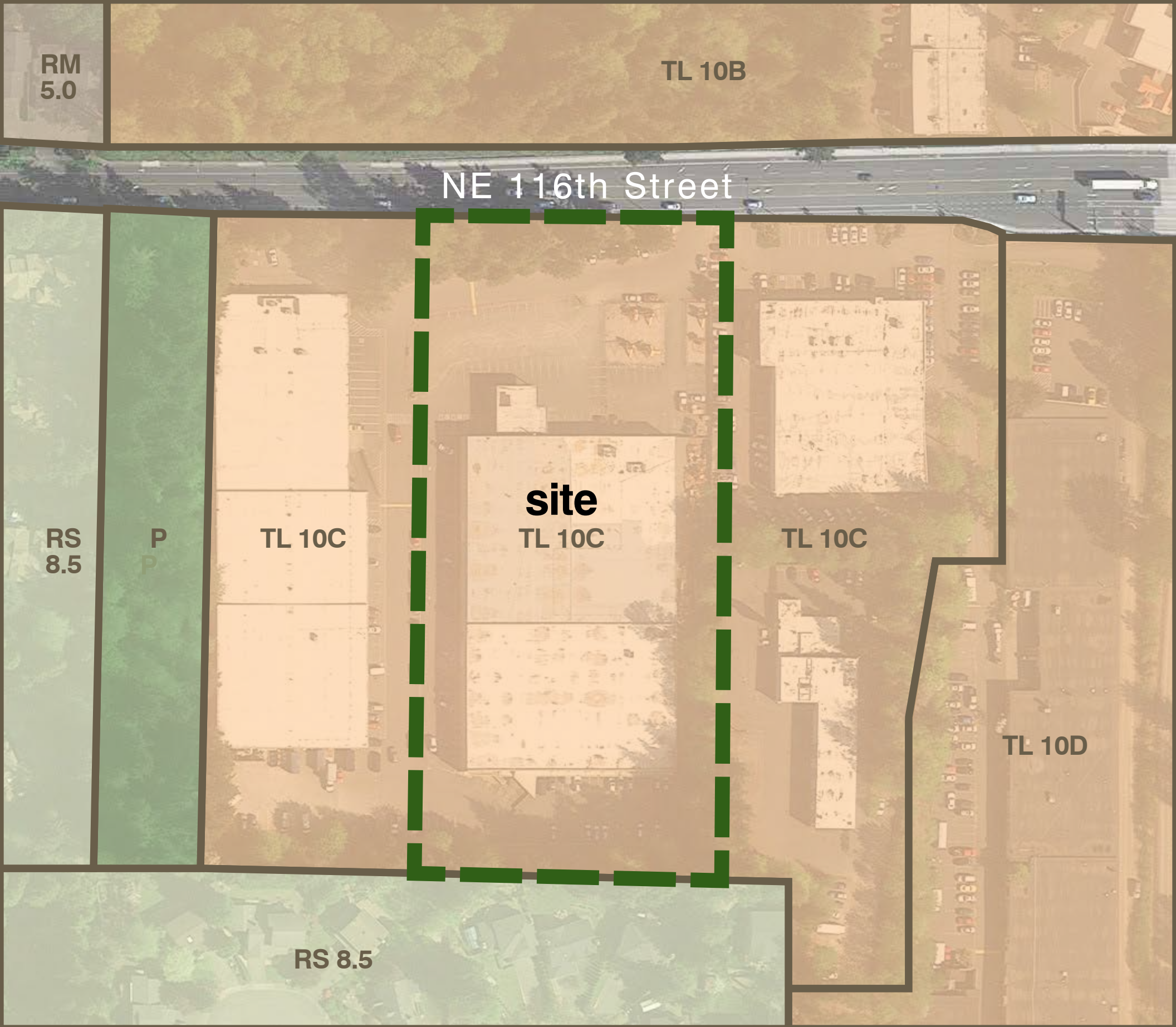




10
minute
neighbor
hood

VAREZE

“meet me at the park”



PARCEL NUMBER
3326059152

SITE ADDRESS
11801 NE 116th ST

ZONING
TL 10C

NEIGHBORHOOD
Totem Lake

SETBACKS
Front: 10'
Side: 5' min. (15' total)
Rear: 10'

MAXIMUM LOT COVERAGE
80%

MAXIMUM HEIGHT
65' above average building elevation

LANDSCAPE CATEGORY
D

ZONING OVERLAY
This site is within the "Stand-Alone Housing Area" overlay zone.

zoning

VAREZE "meet me at the park"

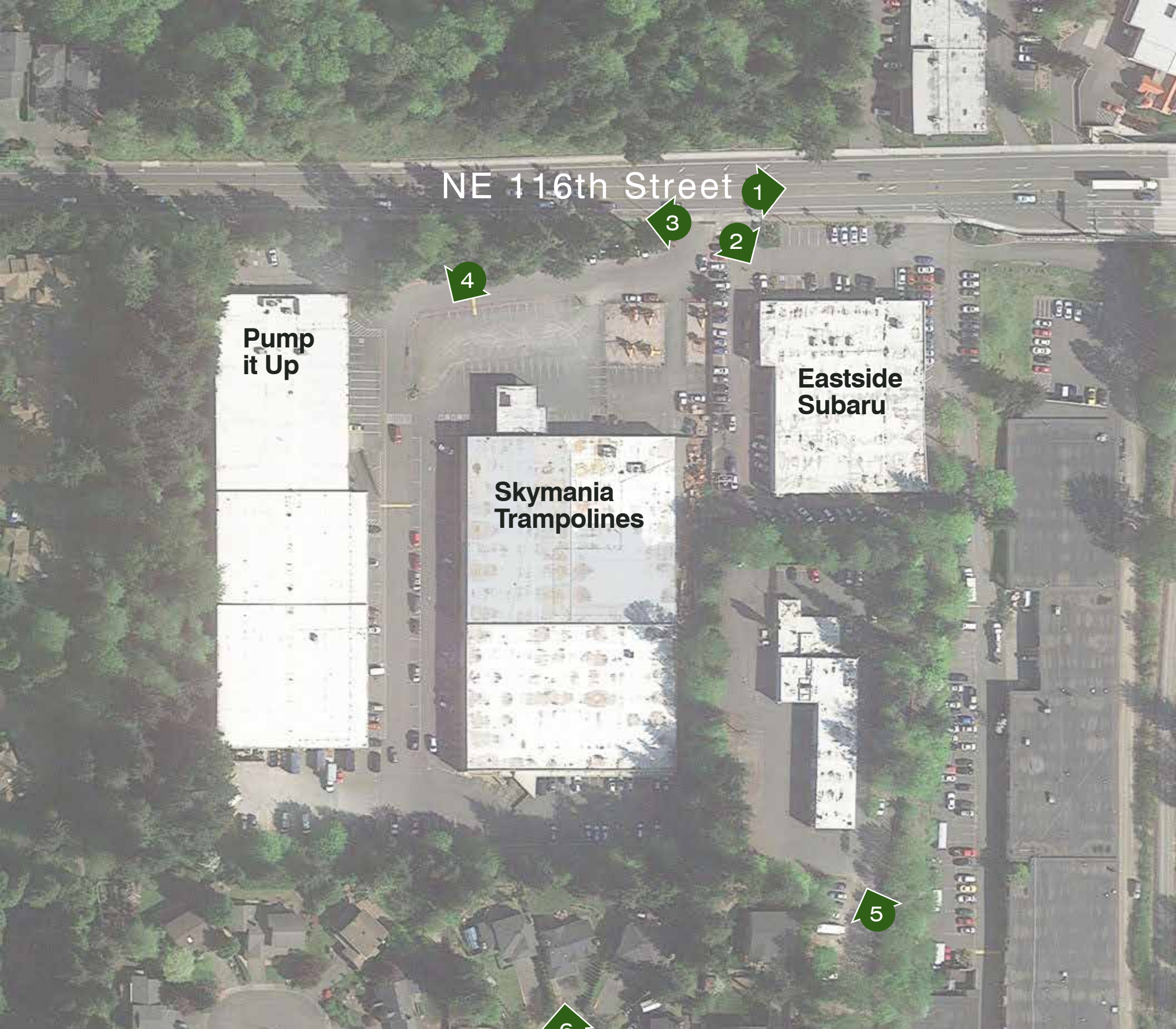


QUADRANT
HOMES

BCRA



DAHLIN
group



site
context

VAREZE

“meet me at the park”



site
analysis

VAREZE

“meet me at the park”



north boundary line
looking west

NE 116th Street

existing access road



25'± slope bank



south boundary line
looking east

residential homes
other side of fence

20'± slope bank

site
photos

VAREZE

“meet me at the park”



site from NE 116th

existing building

adjacent building

site access



west boundary line
looking north

trees along NE 116th

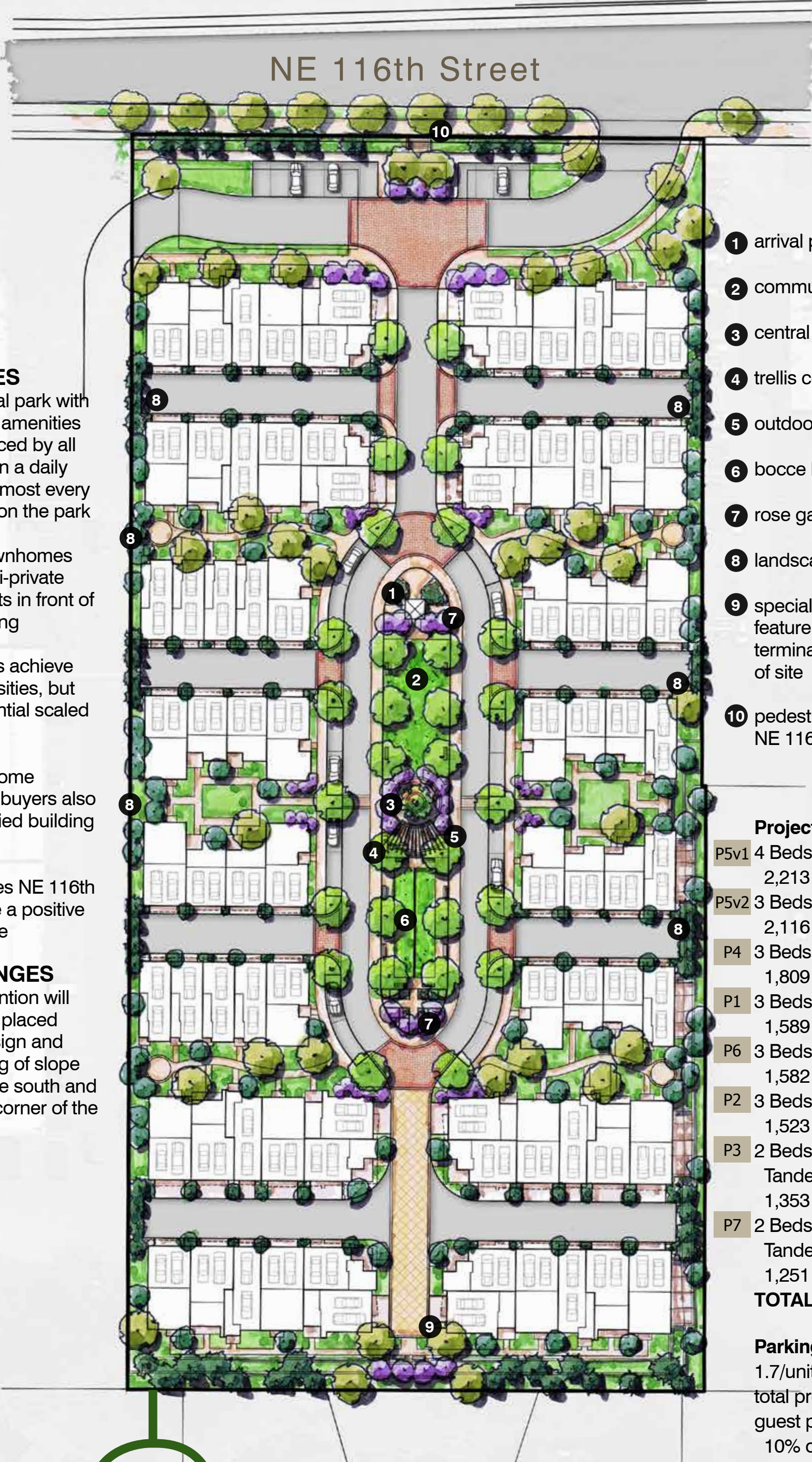
existing building



existing building on
site from north west
property line

site
photos

VAREZE “meet me at the park”



POSITIVES

large central park with a variety of amenities is experienced by all residents on a daily basis, as almost every building is on the park

fronting townhomes create semi-private green courts in front of each building

townhomes achieve higher densities, but with residential scaled massing

variety of home options for buyers also creates varied building articulation

project faces NE 116th St to create a positive street scene

CHALLENGES

Careful attention will need to be placed on wall design and landscaping of slope banks at the south and southeast corner of the property

- 1 arrival pavilion
- 2 community lawn
- 3 central courtyard
- 4 trellis covered bbq area
- 5 outdoor dining tables
- 6 bocce ball courts
- 7 rose garden
- 8 landscape screening
- 9 special landscape feature on slope bank terminates view at back of site
- 10 pedestrian access to NE 116th St.

Project Summary

P5v1	4 Beds+Deck	19
	2,213 sq.ft.	
P5v2	3 Beds+Deck	8
	2,116 sq.ft.	
P4	3 Beds+Den+ Deck	8
	1,809 sq.ft.	
P1	3 Beds+Deck	8
	1,589 sq.ft.	
P6	3 Beds+Deck	12
	1,582 sq.ft	
P2	3 Beds+Deck	8
	1,523 sq.ft	
P3	2 Beds+Deck	8
	Tandem	
	1,353 sq.ft	
P7	2 Beds	11
	Tandem	
	1,251 sq.ft	
TOTAL HOMES		82

Parking

1.7/unit required	139
total provided	164
guest parking at 10% of required	14
guest provided	27

site plan

VAREZE “meet me at the park”



site
views

VAREZE “meet me at the park”

PRE16-00362 | JUNE 10, 2016

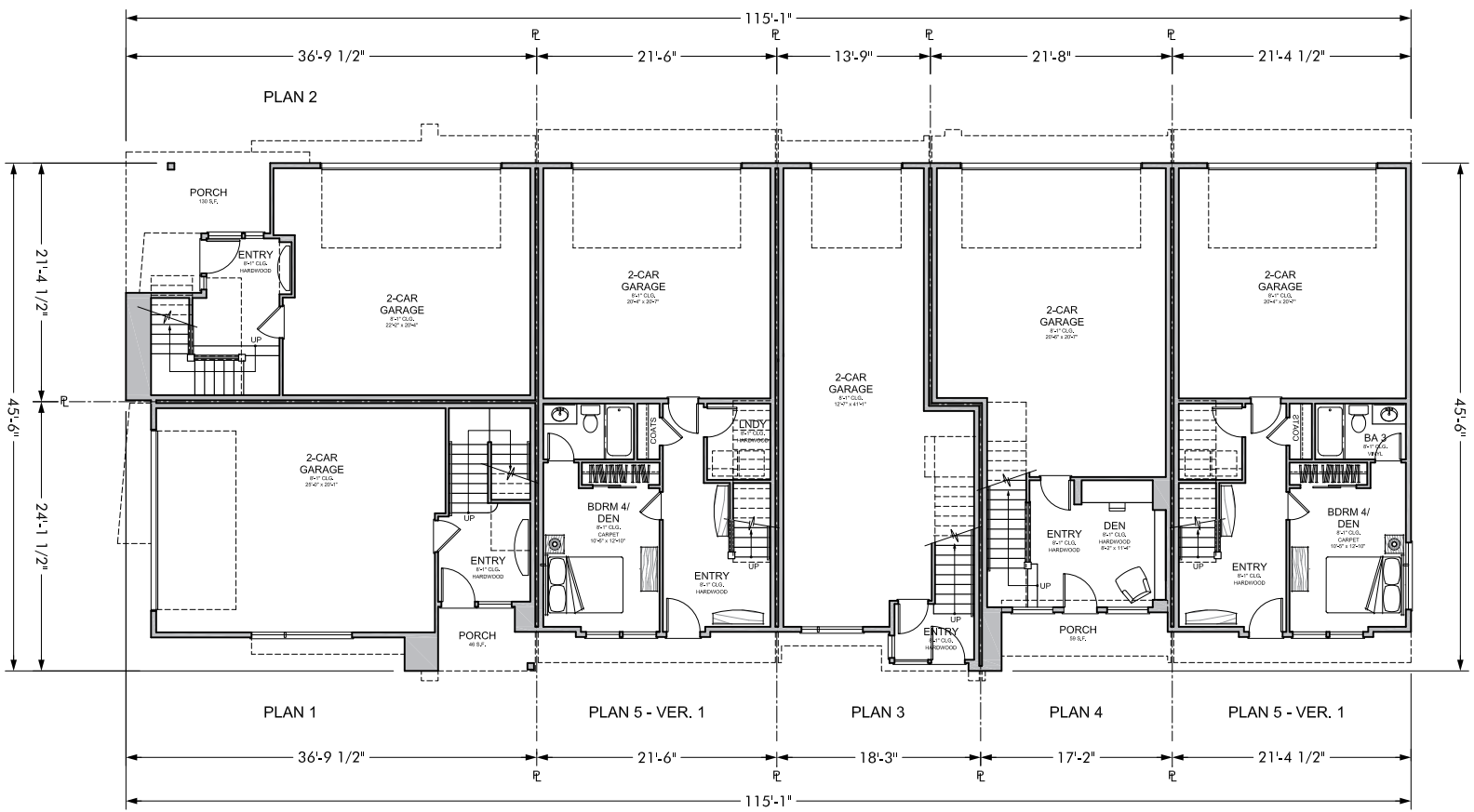


QUADRANT
HOMES

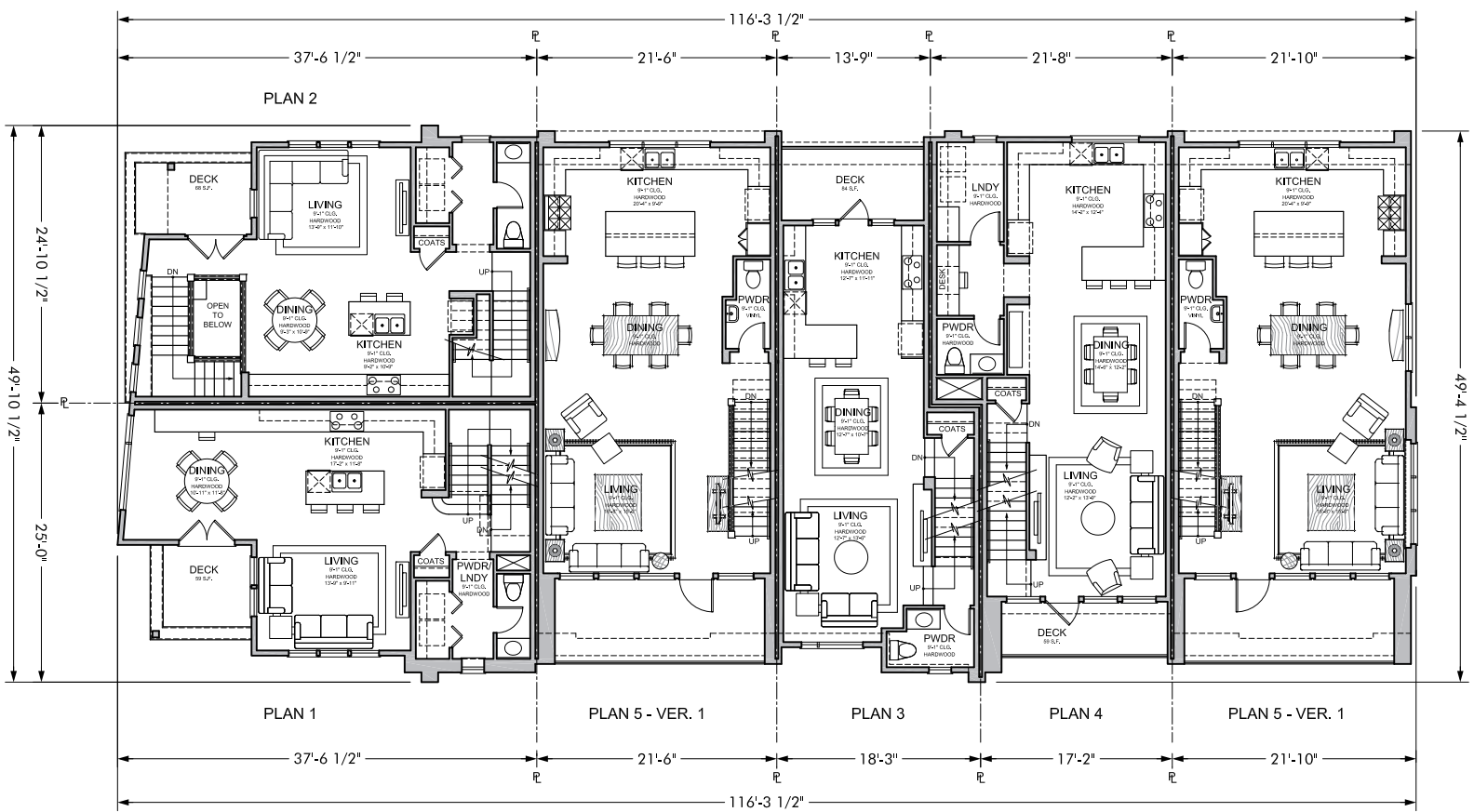
BCRA



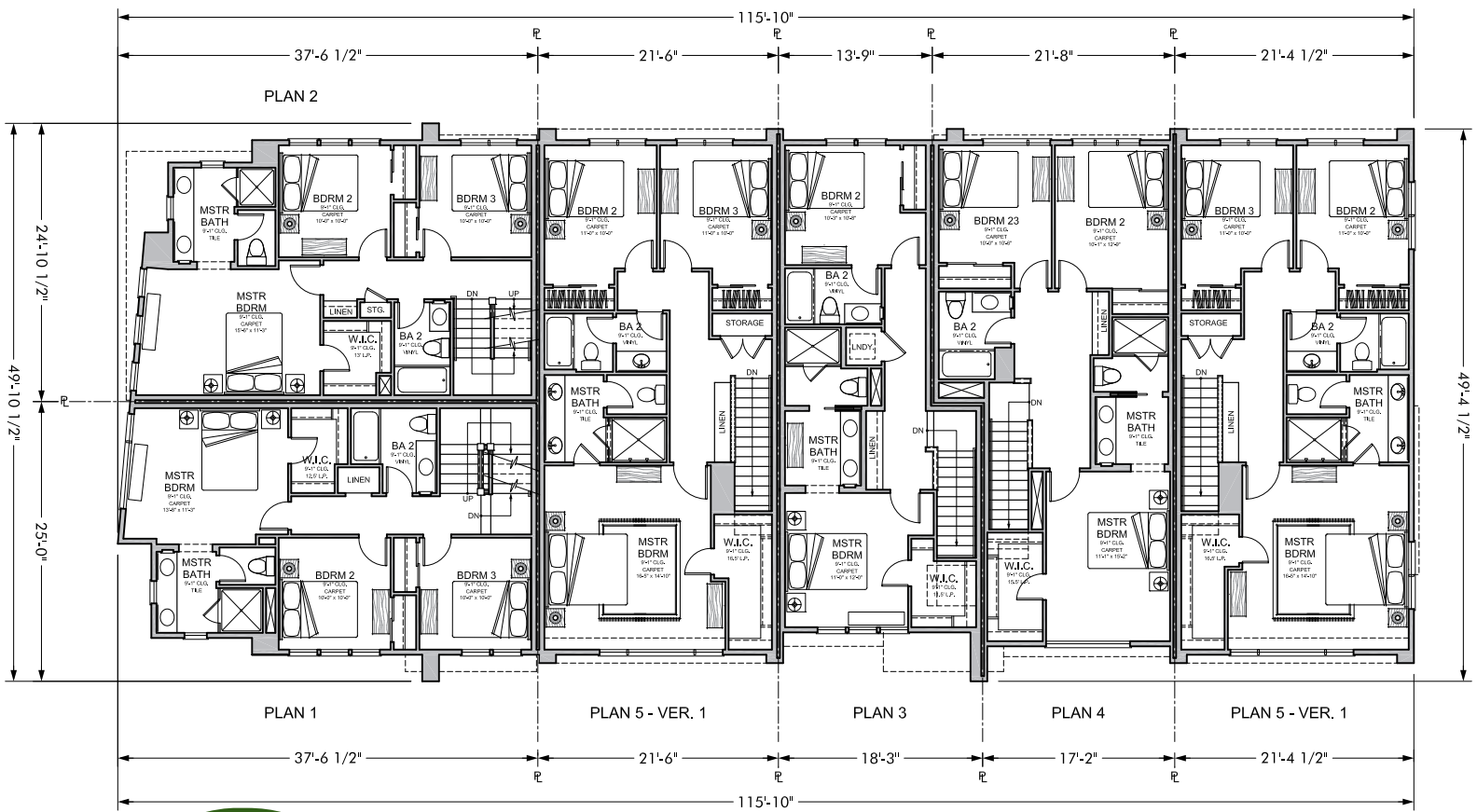
DAHLIN
GROUP



BUILDING 1 - FIRST FLOOR PLANS



BUILDING 1 - SECOND FLOOR PLANS



BUILDING 1 - THIRD FLOOR PLANS

bldg 1
plans

VAREZE

“meet me at the park”

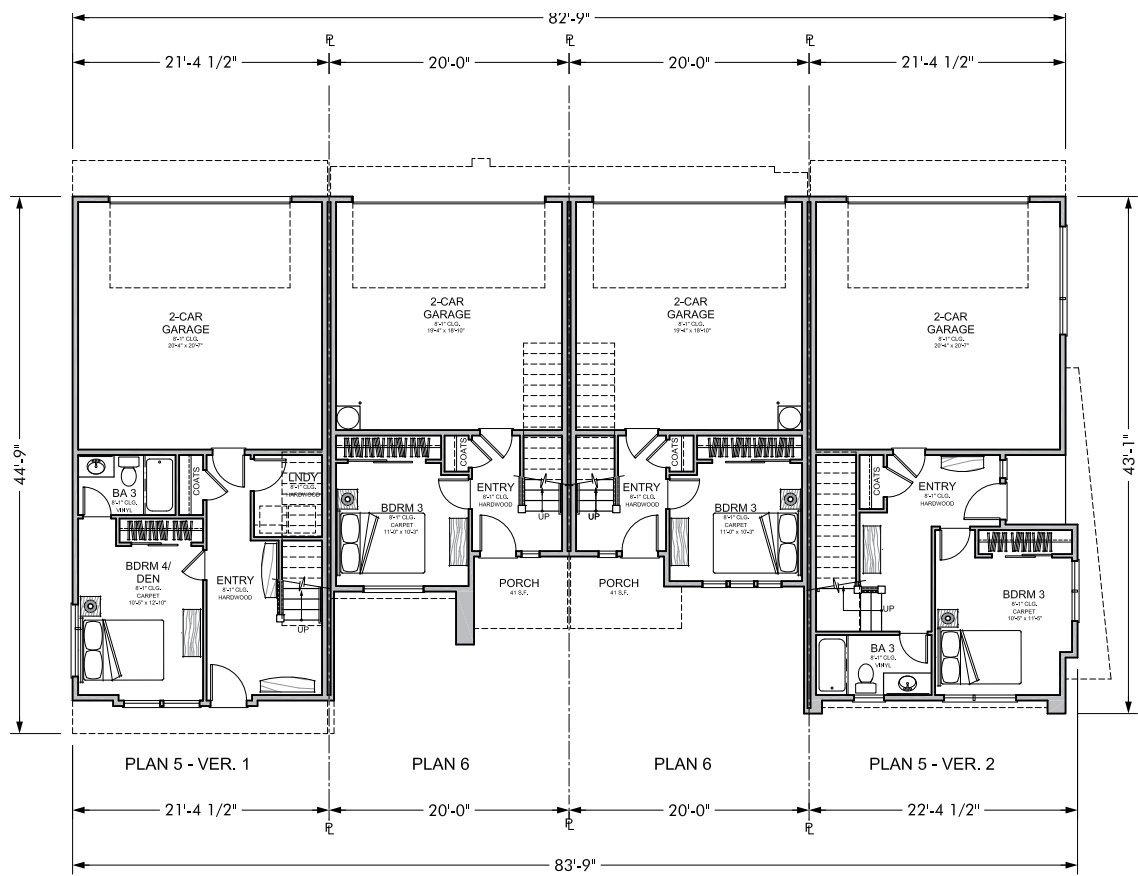


QUADRANT
HOMES

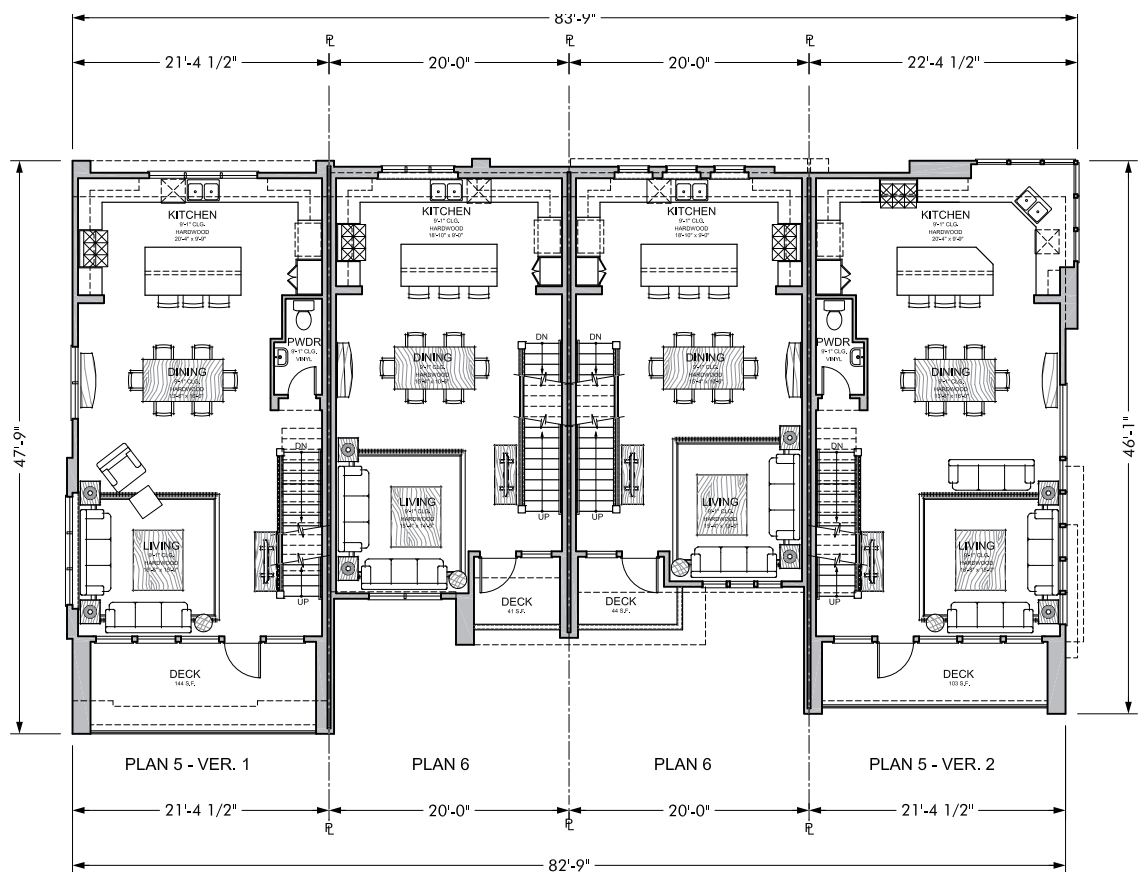
BCRA



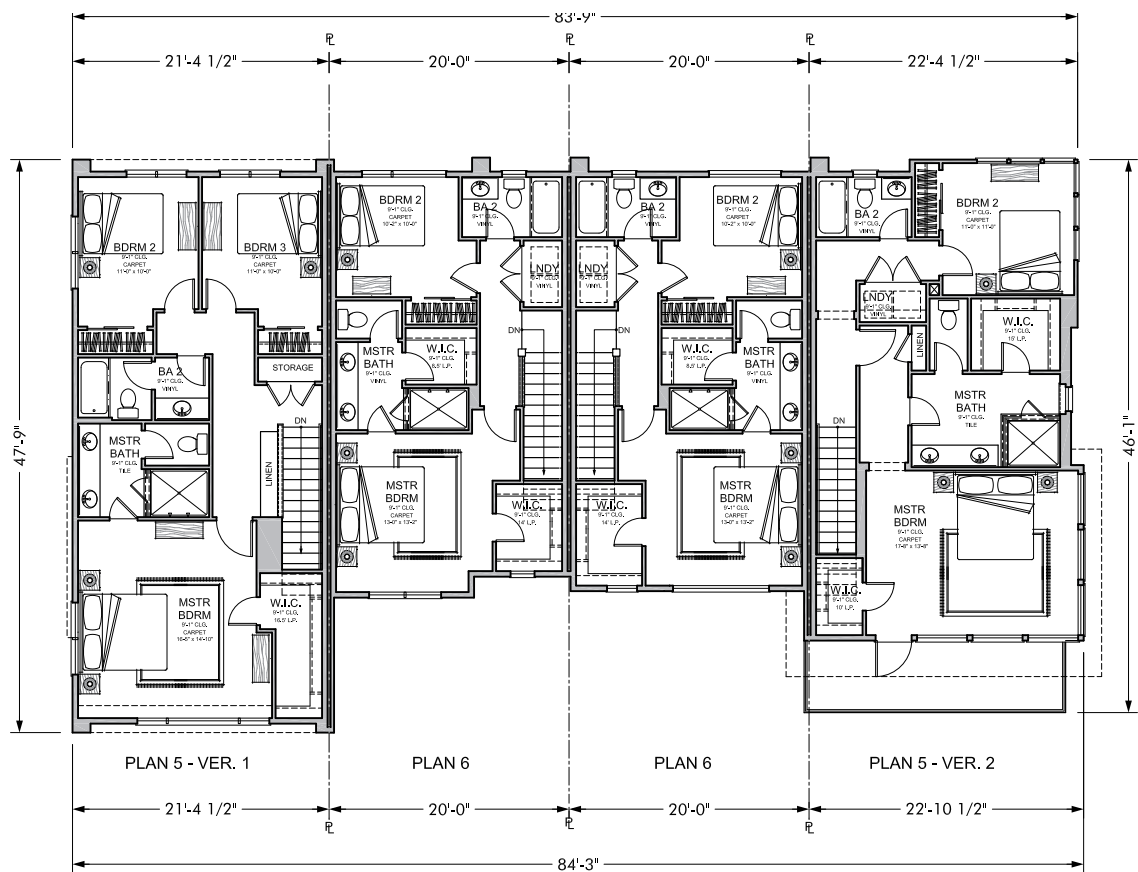
DAHLIN
GROUP



BUILDING 2 - FIRST FLOOR PLANS



BUILDING 2 - SECOND FLOOR PLANS



BUILDING 2 - THIRD FLOOR PLANS

bldg 2
plans

VAREZE

“meet me at the park”



site
views

VAREZE

“meet me at the park”

PRE16-00362 | JUNE 10, 2016



QUADRANT
HOMES

BCRA



DAHLIN
GROUP

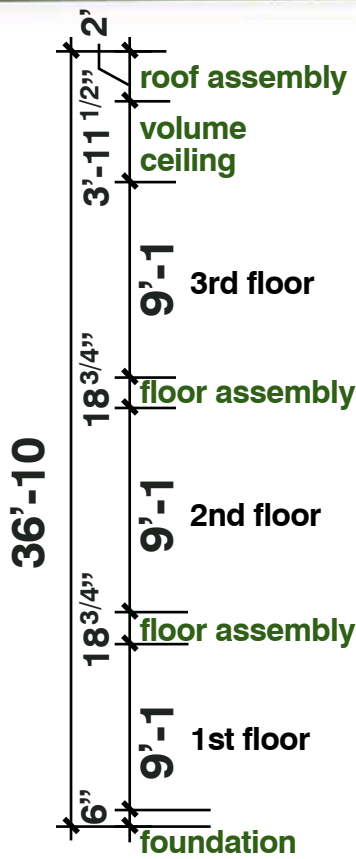
building 1 elevation



building 2 elevation



typical building materials:
fiber cement panels and
siding
wood siding
brick
glass



building
height

VAREZE

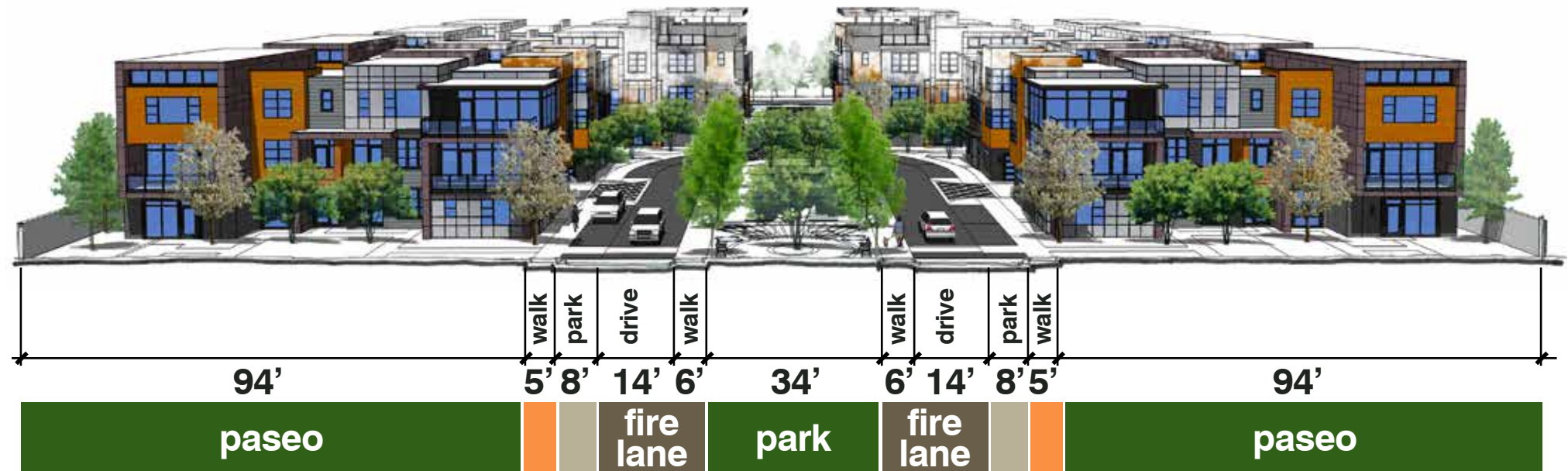
“meet me at the park”



park
views

VAREZE “meet me at the park”

section 'A'



park section

VAREZE

“meet me at the park”



site
views

VAREZE “meet me at the park”

PRE16-00362 | JUNE 10, 2016



QUADRANT
HOMES

BCRA



DAHLIN
GROUP



- 1 a hierarchy of shrubs in height and color at the building foundation delineate home entries
- 2 canopy trees provide shade and reduces the appearance of building mass
- 3 bench seating with backing landscape terminates the paseo and creates a semi-private gathering area



paseo
detail

VAREZE “meet me at the park”

PRE16-00362 | JUNE 10, 2016

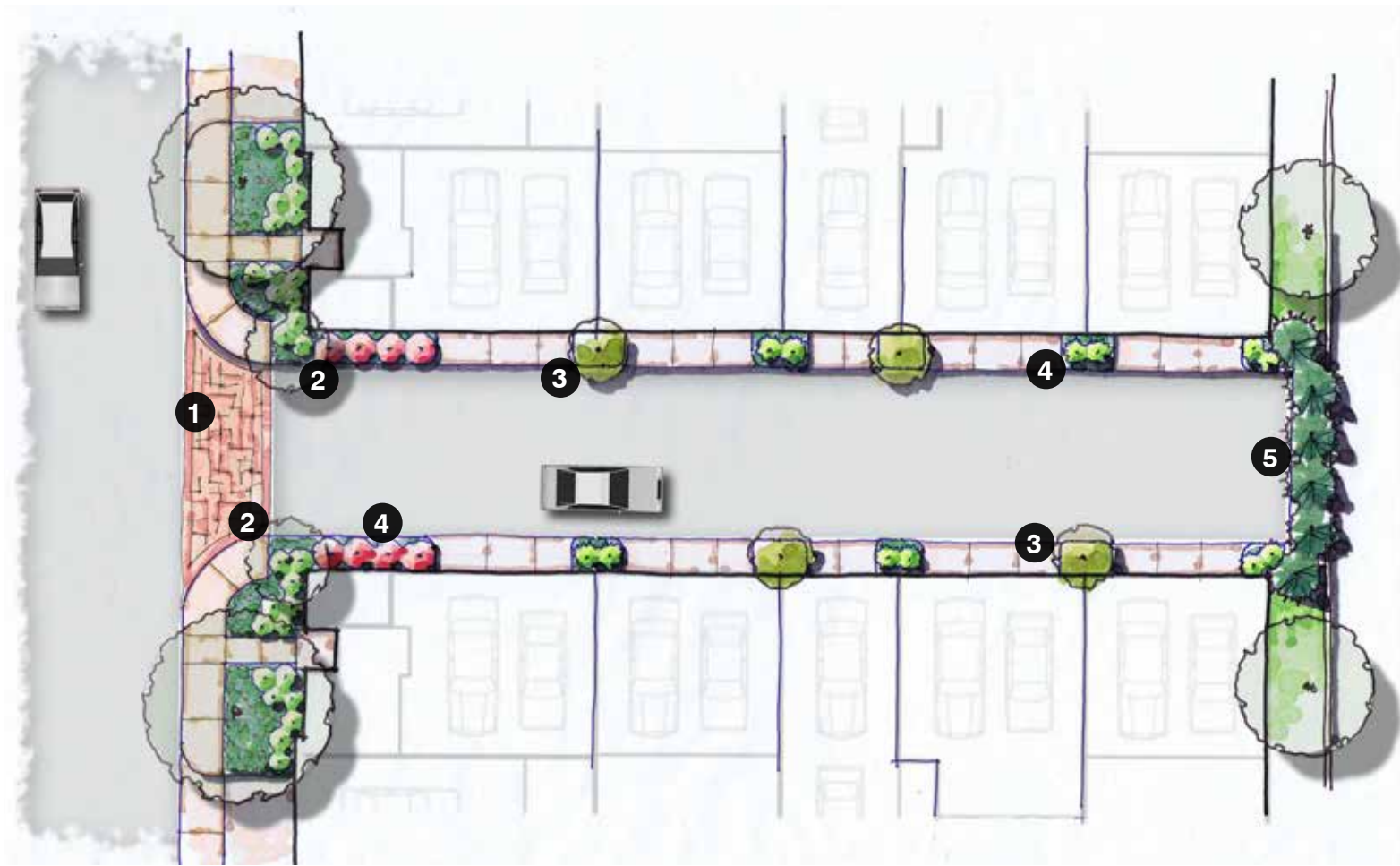


QUADRANT
HOMES

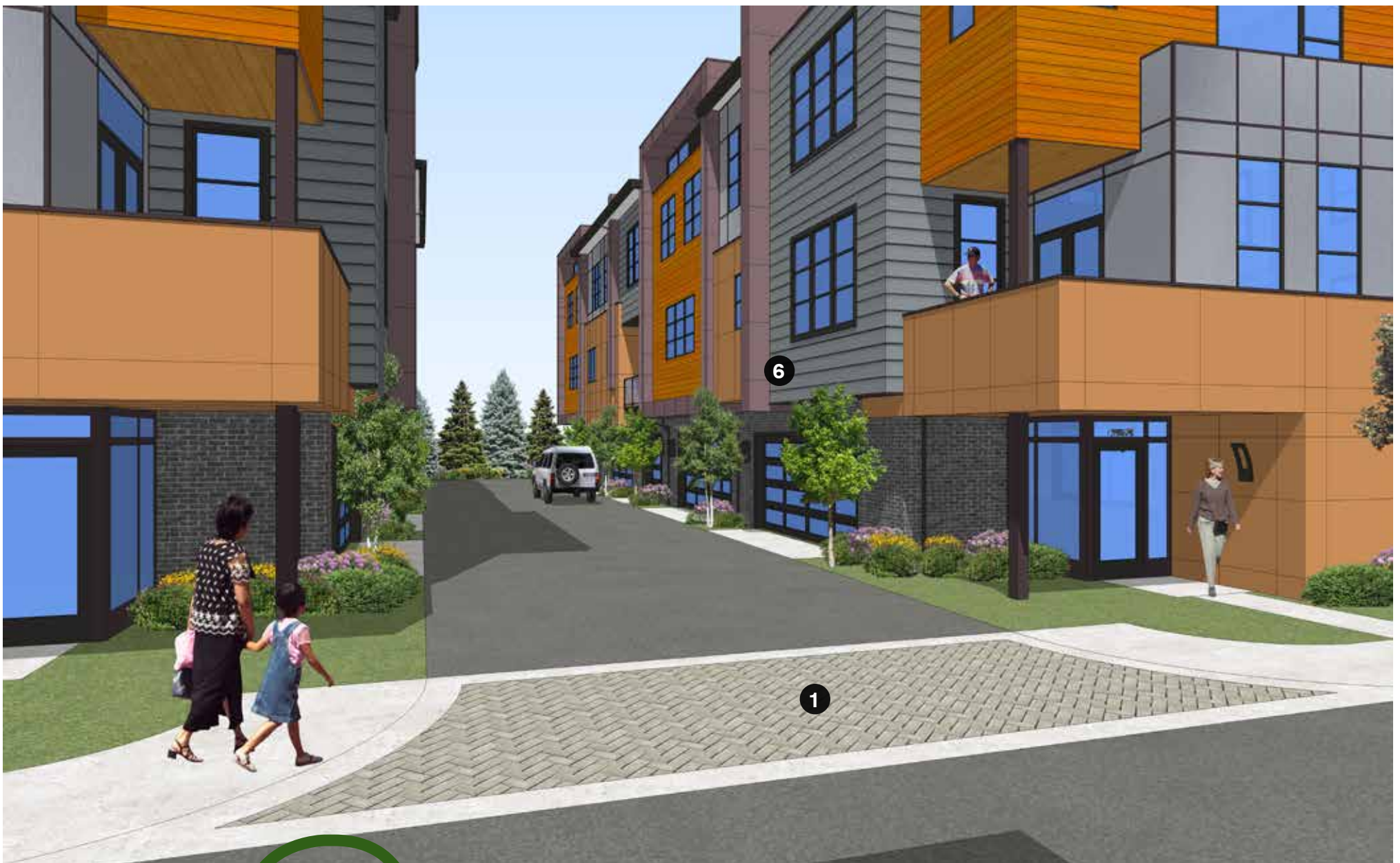
BCRA



DAHLIN
GROUP



- 1 enhanced paving separates alley from main drive aisle
- 2 larger ornamental tree frames alley entrance
- 3 small ornamental trees in apron pockets break up mass of garage door row
- 4 ornamental shrubs in apron pockets add color and provide separation between garage entries
- 5 evergreen plantings screen view and create an intimate feel within the alley
- 6 building articulation on alley facades provides architectural interest

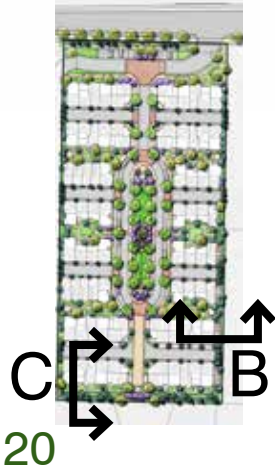
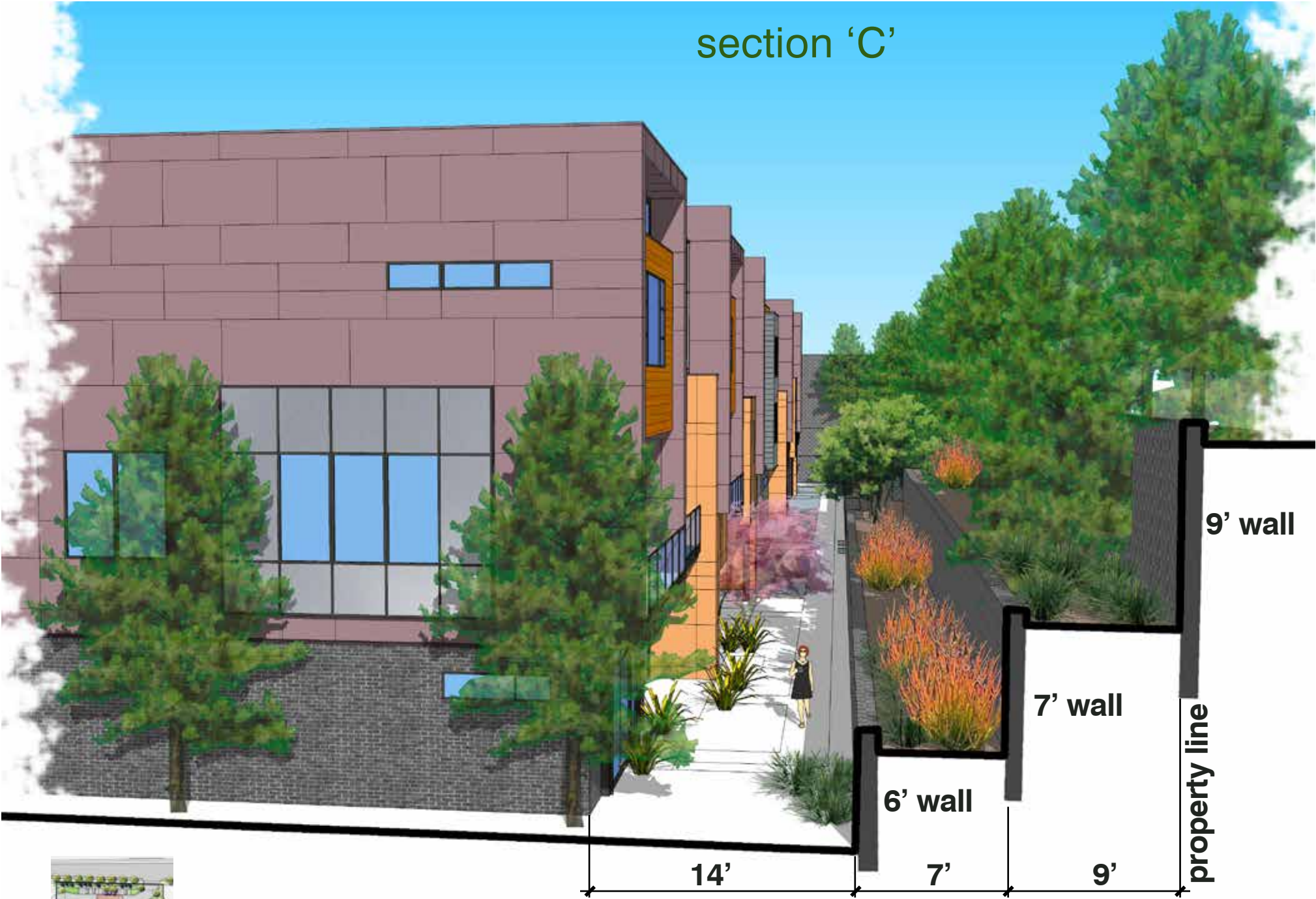


alley
detail

VAREZE “meet me at the park”

PRE16-00362 | JUNE 10, 2016





wall
section

VAREZE

“meet me at the park”

PRE16-00362 | JUNE 10, 2016



QUADRANT
HOMES

BCRA



DAHLIN
GROUP

pedestrian stair to NE
116th Street Sidewalk

existing trees to be
retained where possible

40' access easement

pedestrian sidewalk

semi-private paseo and
seating area--possible
location for future
pedestrian connection to
adjacent development

enhanced paving to
separate alley from main
drive

existing
industrial building

seating area and
overhead trellis

parallel parking

semi-private paseo and
seating area--possible
location for future
pedestrian connection to
adjacent development

privacy wall at property
line

retaining walls with
landscaping

NE 116th Street

additional guest parking

existing
Eastside Subaru

Project Summary

4 Beds+Deck	19
2,213 sq.ft.	
3 Beds+Deck	8
2,116 sq.ft.	
3 Beds+Den+ Deck	8
1,809 sq.ft.	
3 Beds+Deck	8
1,589 sq.ft.	
3 Beds+Deck	12
1,582 sq.ft.	
3 Beds+Deck	8
1,523 sq.ft.	
2 Beds+Deck	8
Tandem	
1,353 sq.ft.	
2 Beds	11
Tandem	
1,251 sq.ft.	
TOTAL HOMES	82

Parking

1.7/unit required	139
total provided	164
guest parking at	
10% of required	14
guest provided	27

enhanced paving to delineate
pedestrian crossing

retaining walls with
landscaping

pedestrian sidewalk

parallel parking

existing
industrial building

enhanced paving to delineate
pedestrian crossing

2nd level patio built into grade

existing
single family residential

VAREZE “meet me at the park”